

**4/2/12 - Monday, April 2, 2012**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of April 2, 2012**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Duax, Strobel, Larson, Weld, Pearson, Hibbard

Staff Present: Messrs. Tufte, Reiter, Genskow, Ivory, Fieber

The meeting was chaired by Mr. Kayser.

**1. REZONING (Z-1502-12) “ C-2 to C-3P, 2619/2621 Henry Avenue  
and  
CONDITIONAL USE PERMIT (CZ-1207) “ Food Processing Business**

Mr. Tufte reported that the applicant has requested this item be withdrawn from consideration. No one appeared for the public hearing.

Mr. Duax moved to withdraw these items from consideration. Mr. Hibbard seconded and the motion carried.

**2. REZONING (Z-1503-12) “ Sign Code Amendment, Chapter 16**

Mr. Ivory presented a proposed amendment to Chapter 16, Sign Code, which would allow a commercial building an additional wall sign in-lieu-of erecting a permitted ground sign. This item was requested by SignArt Company of Eau Claire. The additional wall sign may be used as a general business sign. SignArt Company felt this amendment would encourage fewer ground signs in some situations and provide building owners and business additional flexibility in determining their best options for signing. No one appeared for public comment.

Mr. FitzGerald moved to recommend approval. Mr. Pearson seconded and the motion carried.

**3. GENERAL SITE DEVELOPMENT PLAN (PZ-1201) “ Garden Pavilion, Forest Street**

Joe Mauer, Next Step Energy, has submitted a site plan in a P-Public District for the Phoenix Gardens Community Pavilion to be located on the west side of Forest Street, north of Madison Street. The site plan shows a 60<sup>TM</sup> x 28<sup>TM</sup> structure located immediately east of the existing garden plots. The property is about 3<sup>TM</sup>-4<sup>TM</sup> into the regional flood plain elevation of 783.3. Mr. Tufte stated that the structure is accessory to permanent open space, and designed not to have a high flood damage potential. It is anchored to footings to resist flotation and there is no mechanical or utility equipment on the structure. The design will not obstruct flow of flood water or cause an increase in flood elevations if a regional flood occurred. Future parking and bike trails are also shown but are not planned for construction with this project.

Joe Mauer, Next Step Energy, spoke on the design features of the structure and types of material to be used in the construction. He also described the layout and potential uses of the pavilion.

Andrew Werthmann, 616 Wisconsin Street, spoke in support. He described the operation of the food garden and the involvement of various community groups in the garden and the sources of funding for the pavilion.

Kerri Kiernan, 616 Wisconsin Street, president of the neighborhood association, spoke in support of the project. She spoke about the wide range of support in the neighborhood.

Jeremy Gragert, east side hill, spoke in support as a volunteer in the garden.

Marie Kilboten, 744 N. Barstow Street, stated that she has lived in the neighborhood for 50+ years and this is one of the best things to happen here.

Graham Hanson, 6343 Prairie Circle North, also spoke in support and stated that he uses the garden to educate his children.

Ann Natson, 3396 Stein Blvd., stated that she is a new resident to Eau Claire but was pleased to participate and support the garden project.

Mr. FitzGerald moved to recommend approval of the pavilion with FEMA review. Mr. Weld seconded and the motion carried.

**4. SITE PLAN (SP-1212) “ Duplex, 2317/2319 Trimble Street**

John Jorgenson has submitted a site plan for a duplex to be built at the northeast corner of E. Clairemont Avenue and Trimble Street. The site plan shows double garages for required parking. The garages are partially recessed into the building.

Gerald Nibblett, 11736 28th Avenue, Chippewa Falls, spoke in support.

Mr. Larson moved to approve the site plan subject to the conditions in the staff report and a revised site plan being submitted. Mr. Pearson seconded and the motion carried. Mr. Hibbard voted no.

## **5. DISCUSSION**

### **A. Bicycle Parking Standards**

Mr. Ivory reviewed with the commission proposed language which would require certain types of new development to provide parking spaces for bicycles. The objective is to encourage bicycle use in the community and make destinations more bicycle friendly. For nonresidential uses this would mean 10% of the required auto parking, but would include provisions for Plan Commission to vary this requirement. Staff has reviewed ordinances in other Wisconsin and national cities. Based on discussions with the Plan Commission on January 16, 2012, revisions were made to a proposed ordinance language.

The commission felt that a more relevant standard was needed for schools as the generated requirements seemed too small for the demand of students.

Bob Eierman, Chair of the Bicycle and Pedestrian Advisory Commission, spoke in support of the standards. He agreed that BPAC could look at the bicycle parking standards for schools.

Derek Parr, 1609 14th Street, also spoke in support. He is the Vice Chair of the commission and discussed possible costs for bike racks.

It was the consensus of the Plan Commission that BPAC consider changes related to standards for schools, increasing the incentives for reducing automobile parking when bicycle parking is provided, and clarify provision #7 of the draft before a draft ordinance be considered.

### **B. Mobile Home Park, Western Avenue**

This item was placed on the agenda by Mr. Duax. He stated that he is concerned with the park because of the apparent lack of standards in the park, the poor condition of many of the mobile homes, and the narrow roadway through the park for safety access. Mr. Tufte stated that the park is zoned I-1 Light Industrial and is legally nonconforming by use. He stated that he will do research on the origin of the park and when its status became nonconforming by zoning.

### **C. Waterways Plan meeting**

The next meeting of the new Waterways Plan will be Thursday, April 12, at 7 p.m. in the RCU center. This will be an open house for the community to view the draft plan and make comments. This will be the last meeting of the advisory committee.

## **6. MINUTES**

The minutes of the meeting of March 19, 2012, were approved.

---

Tom Pearson  
Secretary